

NO TRANSFER
TAX PAIDWARRANTY DEED
(Maine Statutory Short Form)

022041

KNOW ALL PERSONS BY THESE PRESENTS, that DOWN EAST ENERGY CORP., a Maine corporation with a place of business at Brunswick, County of Cumberland, and State of Maine, for consideration paid, grants to SNOW FLAKE CANNING COMPANY, a Maine corporation with a place of business at Brunswick, County of Cumberland and State of Maine, whose mailing address is 18 Spring Street, Brunswick, Maine, 04011, with WARRANTY COVENANTS, certain lots or parcels of land in (a) the City of Waterville (3 separate parcels), (b) the City of Augusta*, and (c) the Town of Oakland, all in the County of Kennebec and State of Maine, bounded and described as set forth in Schedule A hereto.

ITRANS
PRO...
OF...
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PPC...

All buildings, structures, fixtures and improvements on such premises, including any oil and/or gasoline tanks, pumps, pipes, facilities and appurtenances shall be and remain the personal property of the Grantor herein, and Grantee shall have no rights or responsibilities with respect thereto.

Grantor hereby represents and warrants that it has done business under the name Downeast Energy, Inc. at the time it acquired title to some of the premises herein conveyed.

IN WITNESS WHEREOF, the said DOWN EAST ENERGY CORP. has caused this instrument to be signed and sealed in its corporate name by John Peber, its Executive Vice President, thereunto duly authorized, this 27th day of Sept, 1990.

WITNESS:

[Signature]

DOWN EAST ENERGY CORP.

By: [Signature]Its [Signature]

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Sept 27, 1990

Then personally appeared the above named John Peber, Executive V.P., of said DOWN EAST ENERGY CORP. as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me,

[Signature]
Attorney at Law/Notary Public
[Signature]

*(3 separate parcels)

58-87
52-21SCHEDULE AWaterville:

A certain lot or parcel of land with the buildings thereon situated in Waterville, County of Kennebec, and State of Maine, bounded and described as follows:

63-4-19 Beginning on the Southeasterly sideline of College Avenue at an iron pin in the dividing line of land of the Grantor and land conveyed by Maine Central Railroad Company to Edward T. Bechard by deed dated September 7, 1945; said point being Southwesterly by said College Avenue two hundred and fifty (250) feet from an iron pin situated at the Northwesterly corner of said land conveyed to Edward T. Bechard; thence South $49^{\circ} 15'$ East at right angles to said College Avenue, and a distance of two hundred and four-tenths (200.4) feet to an iron pin; thence South $54^{\circ} 30'$ West in a straight line, and a distance of two hundred six (206) feet to an iron pin; thence North $49^{\circ} 15'$ West in a straight line and a distance of one hundred fifty and five-tenths (150.5) feet to an iron pin on the Easterly side of College Avenue; thence at right angles and North $40^{\circ} 45'$ East along Easterly line of said Avenue, a distance of two hundred (200) feet to the point of beginning.

By acceptance of this deed Grantee hereby covenants and agrees for itself, its successors and assigns, to build and maintain at its sole expense along the Southeasterly side of the above bounded premises any fence which said Grantee, its successors and assigns, may desire or require at any time hereafter, or which any law or government authority may require to be constructed by the Maine Central Railroad Company or the Grantee, its successors or assigns. This covenant is to run with the land hereinabove conveyed, and to be binding upon the Grantee, its successors and assigns, forever.

58-87
52-21Waterville:

A certain lot or parcel of land with the buildings thereon, situated in Waterville, Kennebec County, Maine, bounded and described as follows:

Beginning at a stone monument on the northwesterly side of Pleasant Street, said monument being one hundred eight and nine tenths (108.9) feet northeasterly along said Pleasant Street from the intersection of the northeasterly side of North Street with the northwesterly side of Pleasant Street; thence southwesterly along said Pleasant Street to said point of intersection with the northeasterly side of said North Street; thence northwesterly along said North Street ninety-eight and five hundredths (98.05) feet to a stake, said stake being the southeasterly corner of a driveway hereinafter mentioned; thence at an angle to the right of sixty-six degrees three minutes ($66^{\circ} 03'$) from the last described line a distance of ninety-six and six tenths (96.6) feet to the westerly corner of the most easterly concrete pier which marks the easterly side of said driveway hereinafter mentioned; thence northerly along the westerly side of said concrete pier and continuing along a prolongation northerly of said westerly side of said pier a distance of thirty-nine and two-tenths (39.2) feet to a stake being eleven (11) feet easterly measured at right angles to the easterly line of land now or formerly of G. S. Flood, Co., Inc.; thence at an angle to the right of ten degrees fifty-four minutes ($10^{\circ} 54'$) from the last described line a distance of fifteen and three tenths (15.3) feet to a stake; thence at an angle to the right of one hundred two degrees forty-one minutes ($102^{\circ} 41'$) from the last described line a distance of fifty-nine (59) feet to an iron rod, said rod being at the southwesterly corner of land now or formerly of A.B. and S. A. Green; thence continuing along the southwesterly line of said land now or formerly of A.B. and S. A. Green a distance of one hundred fourteen (114) feet to the point of beginning. Containing 17,255 feet (Square), more or less.

Appurtenant to the above bounded premises there is conveyed a one-half interest in common in a strip of land eleven (11) feet wide located westerly of and adjoining the above described premises, the easterly line of said strip of land being the westerly line of the land as described above, said strip of land extending from said North Street to the northwesterly corner of the land herein above conveyed, to be used as a driveway and passageway by this Grantee in common with the owner of the other half of said strip of land.

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52-21

By the acceptance of this deed the Grantee hereby covenants and agrees for itself, its successors and assigns, to build and maintain at its and their sole expense along the portion of the northeasterly side of the above described premises as abuts land of Maine Central Railroad Company, any fence which Raymond E. Shibley and Elthea H. Shibley, their heirs and assigns, may desire or require at any time hereafter, or which any law or government authority may require to be constructed by the Maine Central Railroad Company, its successors and assigns, or the Grantee, its successors and assigns. This covenant is to run with the land herein above conveyed and to be binding upon the Grantee, its successors and assigns forever.

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52-21Waterville:

A certain lot or parcel of land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a point in the westerly line of Pleasant Street at the southeasterly corner of land conveyed to R. Wesley Dunn by Josiah F. Taylor by his deed recorded in the Kennebec Registry of Deeds, Book 348, Page 141 and running thence westerly along the southerly line thereof one hundred ten (110) feet, more or less, to the southwesterly corner thereof; thence southerly along the westerly line thereof fifty (50) feet; thence easterly parallel with the first described line one hundred ten (110) feet, more or less, to the aforesaid westerly line of Pleasant Street; thence northerly along the westerly line of said Street to the place of beginning.

Also, another certain lot or parcel of land situated in said Waterville, and bounded and described as follows, to wit:

Beginning on the dividing line between land conveyed by the Maine Central Railroad Company to Central Distributing Company by deed dated March 4, 1942, and land now or formerly of Stanley W. Barrows, Sr., at the intersection of said dividing line with the northwesterly side line of said land of Stanley W. Barrows, Sr.; said point of intersection being one hundred fourteen (114) feet, measured along said dividing line from the northwesterly side line of Pleasant Street; thence northwesterly on the northeasterly side line of said land of Central Distributing Company to intersect a line drawn parallel with and twenty-five (25) feet northwesterly from the aforesaid northwesterly side line of said land of Stanley W. Barrows, Sr.; thence northeasterly along said parallel line a distance of fifty (50) feet more or less, to intersect the direct extension northwesterly of the northeasterly sideline of said land of Stanley W. Barrows, Sr.; thence southeasterly along the aforesaid extended line to the aforesaid northwesterly sideline of said land of Stanley W. Barrows, Sr., thence southwesterly along said northwesterly side line of said land of Stanley W. Barrows, Sr., a distance of fifty (50) feet, more or less, to the point of beginning.

Being the same premises conveyed to Robert O. Cloutier and Cynthia B. Cloutier by warranty deed of Auto-Industrial, Inc., dated March 4, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2777, Page 264 and by corrective deed from Gordon L. Corson, dated September 26, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3031, Page 61.

58-87
52-21Augusta:

Certain lots or parcels of land, with the buildings thereon, situate in Augusta, Kennebec County, Maine, bounded and described as follows:

BEGINNING at an iron bolt at the junction of the Westerly line of the New State Highway leading from Mount Vernon Avenue in said Augusta to Belgrade, with the Southerly line of the Townsend Road; thence running Westerly on the Southerly line of said Townsend Road ninety-eight and seven-tenths (98.7) feet to an iron pin; thence running Southerly one hundred sixty-three and seven-tenths (163.7) feet to an iron pin which is located one hundred (100) feet Westerly from the Westerly line of said New State Highway; thence running Easterly one hundred (100) feet to an iron pin in the Westerly line of said New State Highway; thence running Northerly along the Westerly line of said New State Highway one hundred fifty (150) feet to the point of beginning.

A certain lot or parcel of land situated on the Westerly side of the New Belgrade Road in said Augusta, bounded and described as follows:

BEGINNING at an iron pipe on the Westerly side of the New Belgrade Road, so-called, also called State Highway "C", said iron pipe being situated one hundred fifty (150) feet from the Southwesterly corner of the intersection of said New Belgrade Road and the Townsend Road, and at the Southeasterly corner of premises now or formerly of Romeo J. Jolicoeur, et al; thence Southerly one hundred (100) feet along said New Belgrade Road to an iron pipe; thence at right angles one hundred (100) feet Westerly to an iron pipe; thence Northerly one hundred (100) feet to an iron pipe and the Southwesterly corner of the land of said Romeo J. Jolicoeur, et al; thence Easterly along the Southerly line of the other land now or formerly of said Romeo J. Jolicoeur, et al, one hundred (100) feet to an iron pipe and the point of beginning.

Meaning and intending to convey the premises conveyed to Aviation Oil Company, Inc. by deed of Chevron Oil Company dated July 5, 1967 and recorded in Book 1446, Page 687. Reference is also made to corrective deed recorded in Book 2759, Page 245.

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52-21Augusta:

The land in Augusta, County of Kennebec, State of Maine, described as follows:

Being Lot numbered Six (6) in Glendale Park, so-called, and appearing upon the map of said Blendale Park by L. M. Barnard, Civil Engineer, recorded in Kennebec County Registry of Deeds in Book 8, Pages 64 and 65.

Being the same premises conveyed to Marion A. Shaw by Alford B. Shaw by deed dated September 12, 1952 and recorded in said Registry in Book 1050, Page 227.

58-87
52-21Augusta:

The land and buildings located in Augusta, County of Kennebec, and State of Maine, described as follows:

PARCEL ONE:

A certain lot or parcel of land with the buildings thereon, situated in Augusta, in the County of Kennebec, and State of Maine, bounded and described as follows:

On the East side of Kennebec River; on the East side of Bangor Street, being Lot No. 1, as appearing on Plan of Glendale Park by L. M. Barnard, said Plan being recorded in Kennebec County Registry of Deeds, June 10, 1921. This is part of the premises deeded by warranty deed of the Titcomb Real Estate Association to Burleigh Martin by its deed dated June 1, 1921, and recorded in Kennebec County Registry of Deeds, Book 588, Page 482.

PARCEL TWO:

A certain lot or parcel of land with the buildings thereon, situated in Augusta, in the County of Kennebec, and State of Maine, bounded and described as follows:

BEGINNING at the intersection of the Southeasterly line of Bangor Street and the Southerly line of North Belfast Street; thence running South 34° West along the Southeasterly line of Bangor Street 107.1 feet to an iron pipe; thence running South 56° East along the Northeasterly line of land now or formerly of Lela Shaw 115.21 feet to an iron pipe; thence running North 34° East along the Northwesterly line of land of said Shaw 55 feet to a monument; thence running North 7° 01' East along the Westerly line of Purinton Street 98.73 feet to an iron pipe; thence running North 82° 59' West along the Southerly line of North Belfast Street 79.1 feet to the point of Beginning.

Being lots numbered 2 and 3 on the Plan of Glendale Park recorded in Kennebec County Registry of Deeds in Plan Book 8, Page 64.

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52-21Oakland:

A certain lot or parcel of land with the buildings thereon,
situated in Oakland, Kennebec County, Maine, bounded and
described as follows:

Beginning at a point on the southerly side of the
Oakland-Waterville Road, at the northwesterly corner of land
formerly owned by Erastus Branch; thence running southerly along
said Branch's west line a distance of two hundred (200) feet to
an iron stake driven in the ground; thence westerly and parallel
to the southerly line of said Oakland-Waterville Road a distance
of one hundred fifty-two (152) feet to an iron stake driven in
the ground; thence northerly and parallel to the west line of
said Branch a distance of two hundred (200) feet to an iron
stake and telephone pole in the southerly line of said
Oakland-Waterville Road; thence easterly along the southerly
line of said Oakland-Waterville Road a distance of one hundred
fifty-two (152) feet to the point of beginning.

Being a portion of the premises conveyed to Aviation Oil
Company by deed of Joseph N. L'Heureux dated January 1, 1968 and
recorded in Book 1461, Page 342. Reference is also made to
corrective deed recorded in Book 2759, Page 24.

RECEIVED KENNEBEC SS.

1990 OCT -1 AM 9:00

ATTEST: *Theresa R. L. Morris*
REGISTER OF DEEDS